## Land Disturbance Permit & Application Package



City of Dunwoody 41 Perimeter Center East Dunwoody, GA 30346 Phone: (678) 382-3800 Fax: (770) 396-4828

## Residential Land Disturbance Projects Plan Requirements

- 1. Existing conditions and Demolition Plan Sheet. Plan must include the following:
  - a. Topography
  - b. Existing improvements (such as house, hardscape, drainage facilities, utilities, etc.)
  - c. Existing trees
  - d. Proposed demolition
  - e. Property Zoning
- 2. Site / Grading Plan. Plan must include the following:
  - a. Total lot area and total proposed disturbed area.
  - b. Topography
  - c. Proposed hardscape and building footprint
  - d. Proposed grading
  - e. Proposed drainage pipe improvements, if any. Minimum pipe size is 15 inches. Acceptable pipe materials include HDPE, RCP, and Aluminum Coated CMP
  - f. Floodplain boundaries, or a statement that there is no floodplain on the property.
  - g. 75 foot City Stream Buffer on streams, or a statement that there are no streams on the property.
  - h. 25 foot State Waters buffer on state waters, if a perennial stream, or a statement that there are no state waters requiring a buffer on the property.
  - i. Property boundaries
  - j. Proposed water quality improvements for any additional or replacement impervious surface (required in every case)
  - k. Proposed walls (if applicable). Walls greater than 4 feet are not permitted per the Dunwoody Zoning Ordinance
  - 1. Erosion Control BMPs
- 3. Utility and Wall Profiles Sheet / Detail Sheet
  - a. Storm Water pipe profiles (if applicable) showing 25 year hydraulic grade line
  - b. Retaining wall profile (if applicable)
  - c. Retaining wall structural design details
  - d. Erosion Control BMP details